



# Heritage Business Center

1672 Independence Drive • New Braunfels, TX 78132





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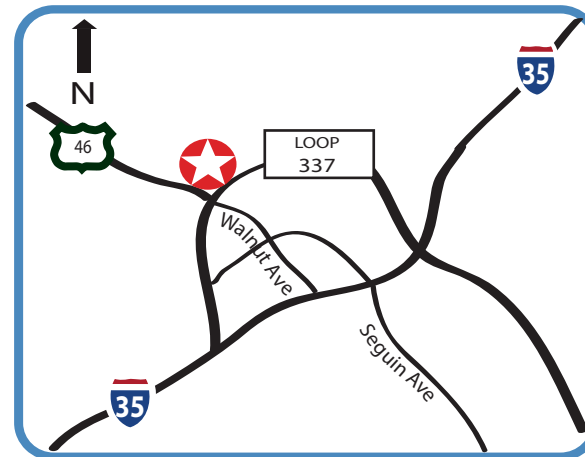
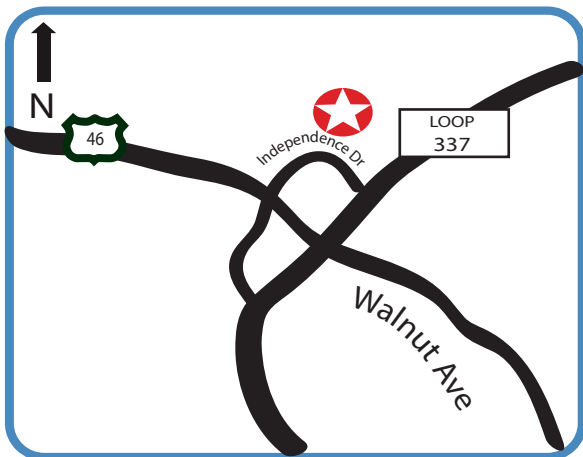
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## Property Information

- 87,000 Single Story Flex Office Building
- 5/1000 Parking Ratio
- Adjacent to Retail, Dining, Medical and Hospitality Amenities
- Superior Loop 337 and HWY 46 Access/Visibility
- Excellent Outdoor Common Break Areas

## AVAILABILITIES

- Suite 150 - 18,764 SF

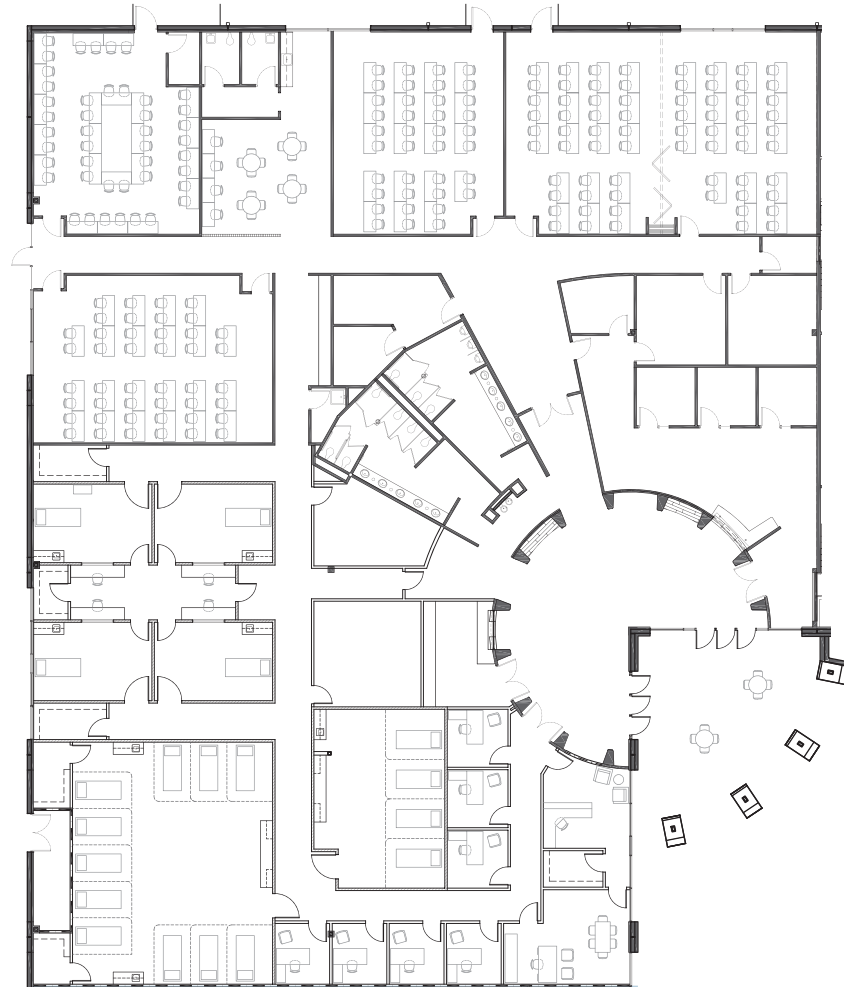


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## Space Plan Suite 150

**Available**  
Suite 150  
18,764 SF

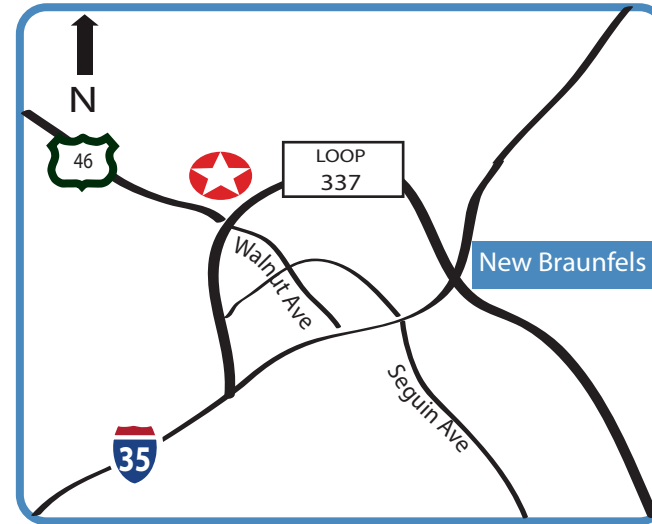
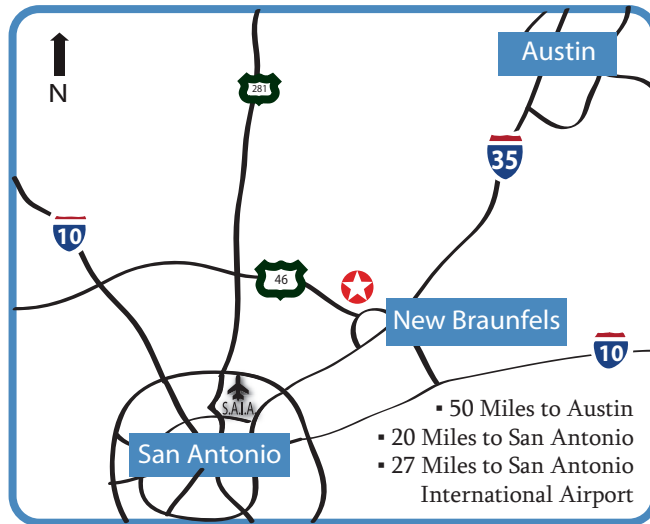


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## Location Analysis

Heritage Business Center is located at the corner of Loop 337 and HWY 46 in the vibrant north west area of New Braunfels, TX. Heritage Business Center is located next to many amenities including retail, restaurants, recreation and hotels. Sitting at the intersection of HWY 46 and Loop 337, Heritage Business Center enjoys great access to all areas of New Braunfels and quick access to IH-35 which connects New Braunfels to San Antonio and Austin. New Braunfels is part of the San Antonio-New Braunfels MSA, and is only 20 miles northeast of San Antonio and 50 miles southwest of Austin. With its close location next to Austin and San Antonio, New Braunfels businesses can take advantage of the larger amenities that the two cities offer, while taking advantage of the comfortable hill country lifestyle that New Braunfels provides.





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## Project Aerial





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# Amenity Map

